



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Water Well #26 Site Location Options within Katzakian Park

MEETING DATE: February 16, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review the well location options and select one.

BACKGROUND INFORMATION: The City needs a new water well in the northwest area and has had plans for several years to include a well with the new Katzakian Park on Turner Road. The Park site layout (Exhibit A), which included the water well, was approved by the City Council on January 20, 1999, following the Parks Commission's approval on November 5, 1998. This plan shows the well located off Regent Street. Since then, homeowners adjacent to the Park, specifically those who live on Regent Street, have voiced concerns as to the size and location of the actual well site (Exhibit B). A meeting was held in December 1999 with the Bridgetowne homeowners association president, Jeff Zarifis, some residents, and City staff to discuss these concerns. Staff agreed to bring the issue back to the City Council for review.

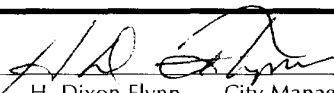
Several locations within the Park were discussed, along with a request to relocate the well site to the irregularly shaped parcel on the west side of Woodhaven Lane, north of Wine and Roses. This parcel backs up to the WID canal. Several existing City water wells are located adjacent to the WID canal and all have had water-quality problems that may be associated with their proximity to the canal. Therefore, we would not recommend locating a new well immediately adjacent to the canal without substantial water-quality testing.

This well is needed to serve fire flows and additional peak demands due to growth and, in accordance to the Water Master Plan, one is needed in the northwest part of the City. Two test wells were drilled within the Park West and Towne Ranch subdivisions as these areas were developing. These sites were rejected due to water-quality issues and site access problems. Also, DBCP is known to exist in wells further south and west. A test well drilled within Katzakian Park at the proposed location on Regent Street showed no detectable signs of DBCP. Also, a well located within a park reduces costs and minimizes the impacts on adjacent neighbors.

Four well site size and location options within the Park were discussed at the meeting and are shown in the attached site plan options along with an estimate of the additional cost to construct the optional configurations over that shown in Option 1.

- **Option 1** This is the originally-approved site location showing the well, piping, flushing manhole, electrical panel, and room for three potential future GAC vessels within one enclosure (50-foot by 75-foot). Costs for the other optional locations or site configurations are based off this option and what would be required as extra construction costs. This would include new test well costs, additional amounts of block walls, piping, and driveway access concrete. The budget for this well site is \$330,000.

APPROVED:

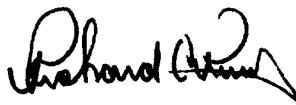
  
H. Dixon Flynn -- City Manager

- **Option 2** This option shows a 30-foot by 50-foot enclosure for the well, piping, and electrical panel located off Regent Street, with a 12-foot by 12-foot remote enclosure for the flushing manhole. (This manhole must be at least 50 feet from the well.) The site could be expanded in the future if we need filters (Option 2A) or (if needed) the filters could be installed elsewhere in the Park (Options 2B and 2C). The additional enclosure for GAC vessels would be built only if required. For comparison of like options, the additional cost for locating the flushing manhole and GAC remotely from the well is \$26,500 for 2B and less than \$10,000 for 2C. From the standpoint of cost and access, Option 2B is the least desirable of the options.
- **Option 3** This option shows a 30-foot by 50-foot site located adjacent to the parking lot off of Bridgetowne Drive, with a remote enclosure for the flushing manhole. Shown in dashed lines to the south of the site is a future addition for the GAC vessels should they be required. The additional cost for relocating the well to this location would be for the abandonment of the other test well and the drilling of a new one at this site. Some savings incurred with this site are that the water, storm drain, sewer, electrical and phone service lines are considerably shorter. The net cost increase is \$10,600.
- **Option 4** This option shows a 30-foot by 50-foot site located adjacent to the entrance feature at the southwest corner of the Park with a remote enclosure for the flushing manhole. Shown to the southeast, in dashed lines, would be for the addition of GAC vessels as in Option 3. The net cost increase for this site is \$18,000.

Since staff's meeting with the homeowners' representatives, another option of locating the well along the Park's east property line has been suggested by the homeowners (see attached letter, Exhibit C). This option would cost significantly more to extend utilities to the well and would add roughly \$60,000 to \$70,000 to the cost of the well. As shown in **Option 5**, the location proposed requires moving the T-ball/soccer field further west and requires access through the adjacent property. Staff feels that these impacts, plus the additional costs, are not in the best interests of the community. We are working on a variant of this option that locates the well south of the playing field and will present that at the Council meeting.

In all cases, staff proposes that the City retain an architect to design the enclosure and that appropriate screening landscaping be installed around the enclosure.

FUNDING: Water Fund (Impact Fees)



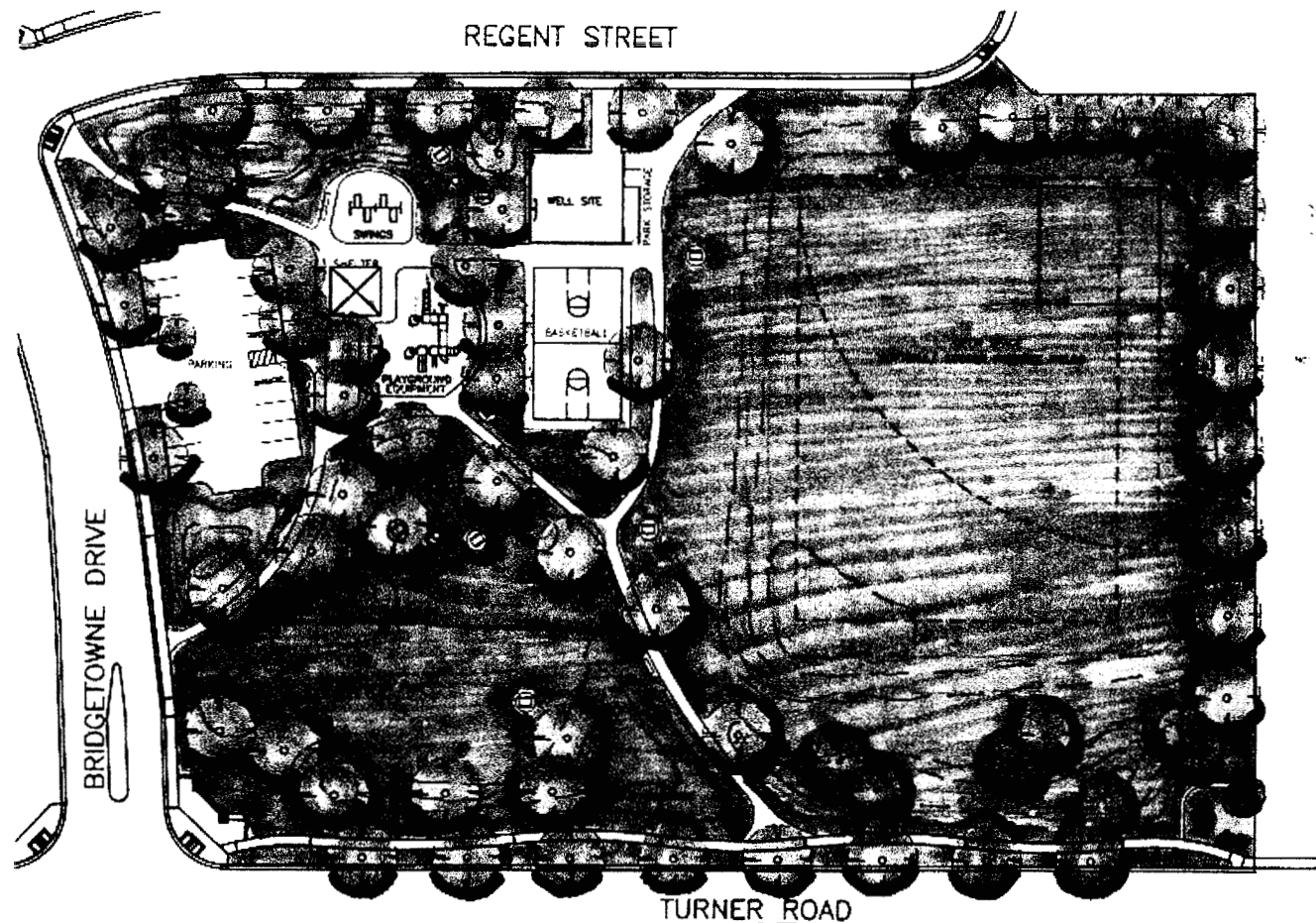
Richard C. Prima, Jr.  
Public Works Director

Prepared by Mark J. Lindseth, Associate Civil Engineer  
and Richard Prima, Public Works Director

RCP/MJL/lm

Attachments

cc: Water/Wastewater Superintendent  
Ron Williamson, Parks and Recreation Director  
Jeff Zarifis, Bridgetowne Homeowners Assn. Pres.  
Property owners adjacent to Park site



# BOZANT "BO" KATZAKIAN PARK MASTER PLAN

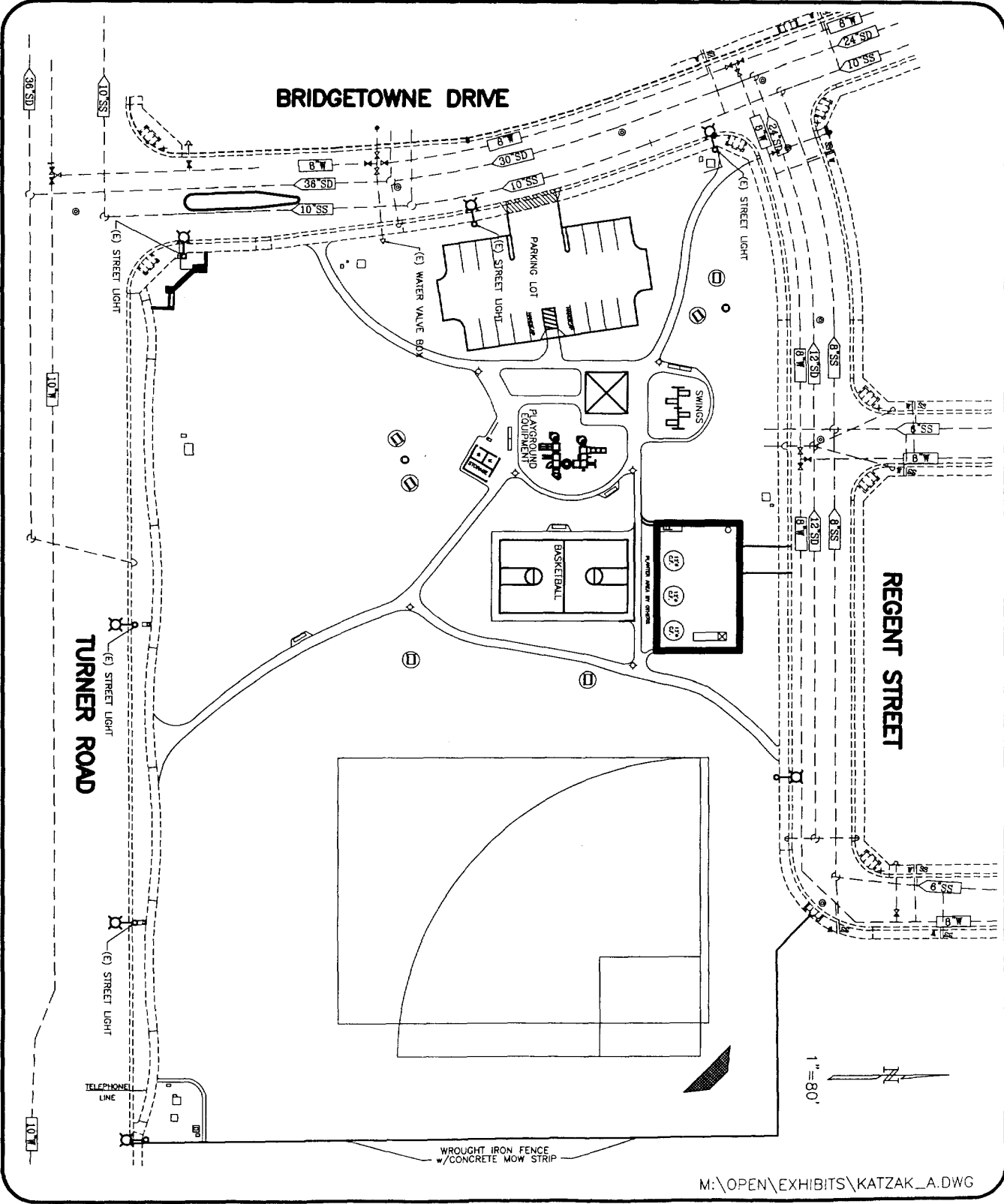
Exhibit A



CITY OF LODI

PUBLIC WORKS DEPARTMENT

KATZAKIAN PARK  
WEST TURNER RD.  
SITE PLAN

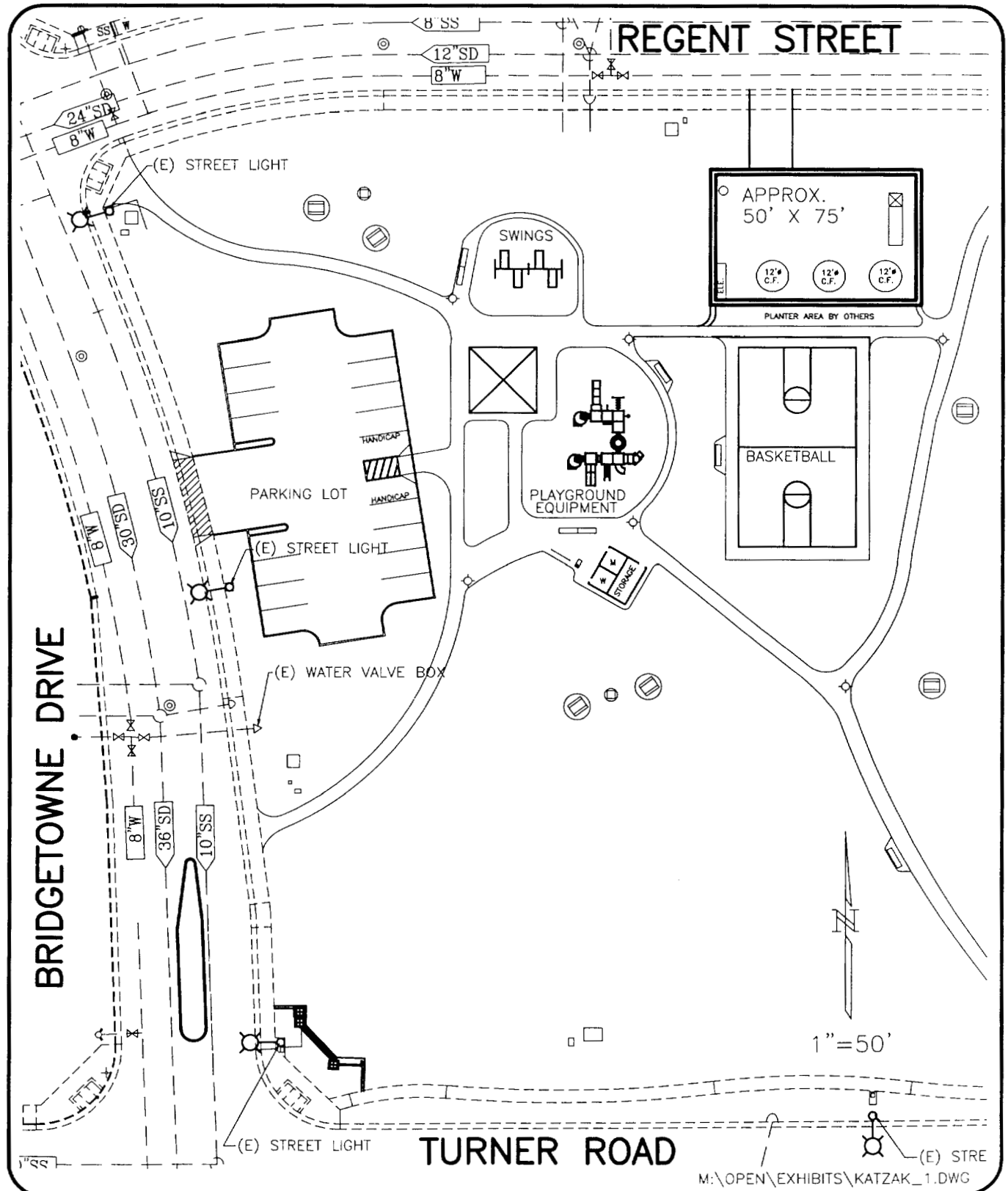




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## KATZAKIAN PARK WEST TURNER RD. SITE PLAN OPTION 1

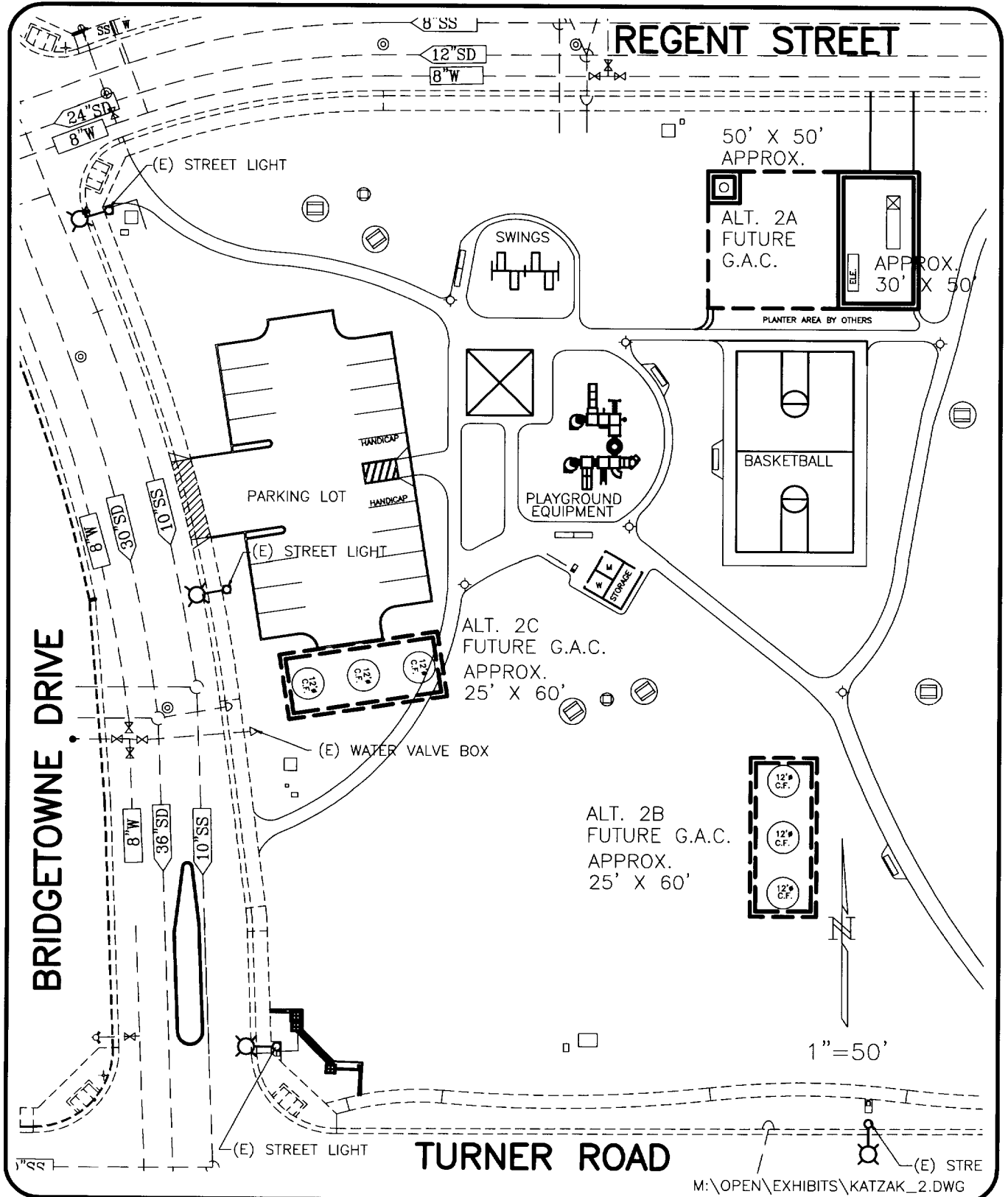




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## KATZAKIAN PARK WEST TURNER RD. SITE PLAN OPTION 2

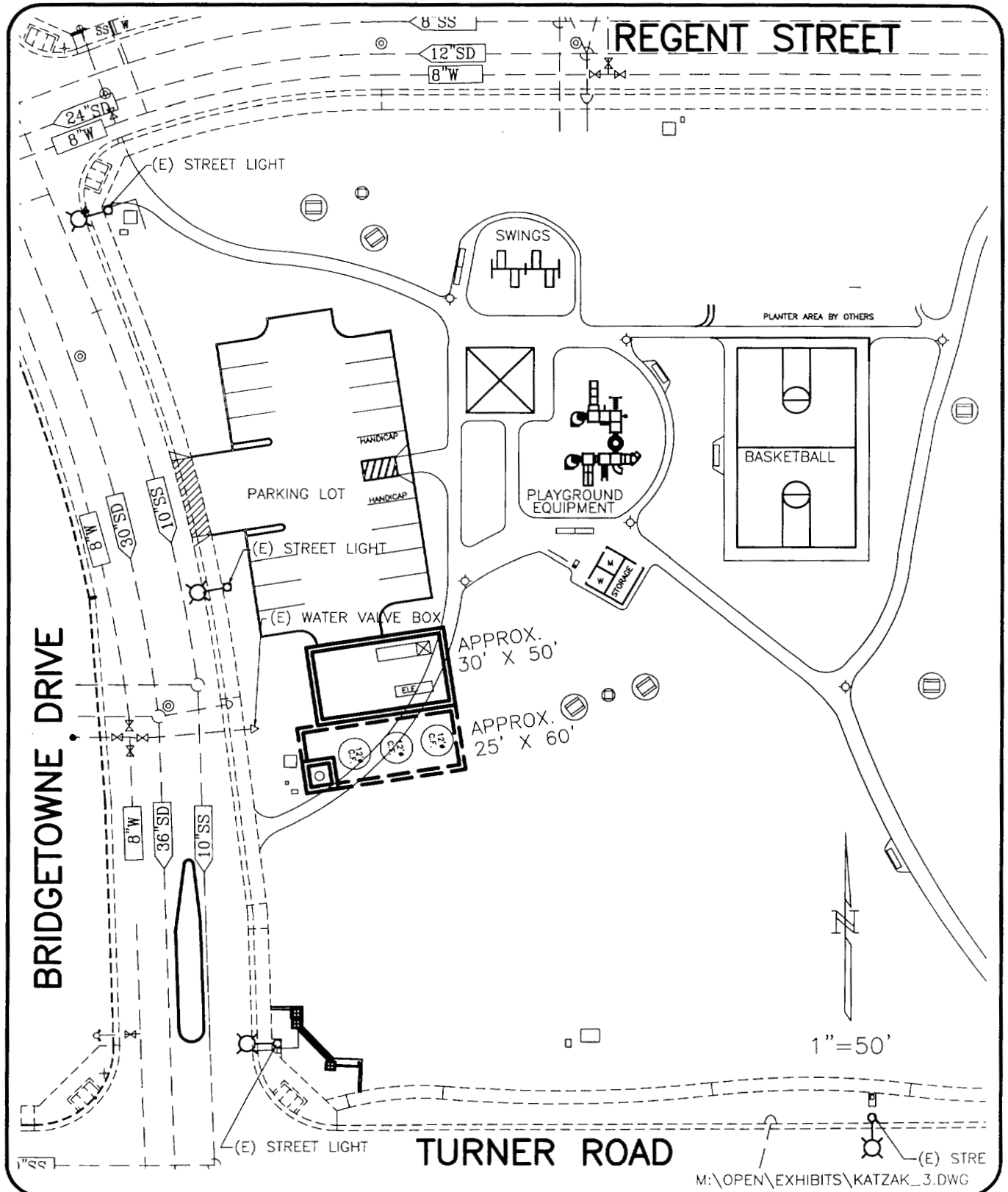




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## KATZAKIAN PARK WEST TURNER RD. SITE PLAN OPTION 3

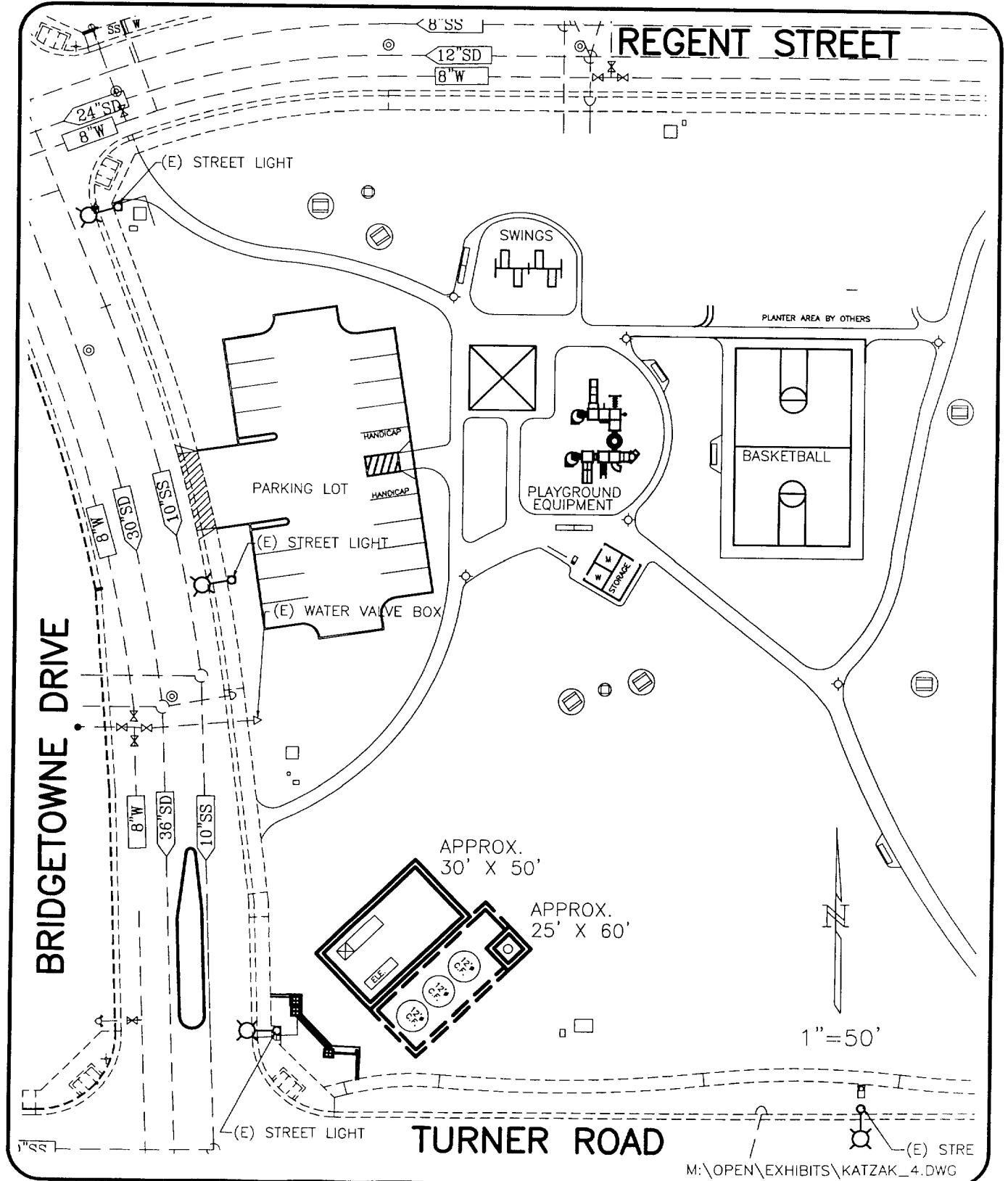




# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## KATZAKIAN PARK WEST TURNER RD. SITE PLAN OPTION 4





**Bridgetowne Homeowners Association**

1108 Waterford Way  
Lodi, CA 95242  
Telephone (209) 339-0785

Board Members:

Jeff Zarifis, President  
Fred Baker, Manager  
Mike Klarer, Board member  
Chris Keszler, Board member  
Stan Helmle, Board member

February 6, 2000

Dear Mr. Prima and Mr. Flynn:

I would like to thank you both and your staff for all your hard work that has gone into the presentations of the four options that were presented to the Bridgetowne Homeowners Association. When I received the well options packet I decided the only way to have every resident have a voice in the location of the well was to put it up for a vote. I knew we would have some difference of opinion, therefore, a majority rules concept was adopted. The results of the vote are as follows:

- 2 votes for Option 1- Leave the well in the current location with a 50' x 75' enclosure.
- 0 votes for Option 2- Leave the well in the current location with a 30' x 50' enclosure that could be added onto to meet future needs.
- 29 votes for Option 3- Move the well to the south end of the parking lot with a 30' x 50' enclosure that could be added onto to meet future needs.
- 11 votes for Option 4- Move the well behind the entry features at the southwest corner of the park with a 30' x 50' enclosure that could be added onto to meet future needs.
- 4 that will not endorse any of the options.

Many of the homeowners who voted for options number 3 and 4 did so because they felt it was the best of the options presented by the city, but almost all really were not that happy with the available choices. When we take into consideration the new and stricter State water regulations that will be handed down in the next 2 years, there will be a very good chance that the rather large and unsightly carbon filter tanks will be needed. Therefore, I decided to research other sites that may be received more warmly.

I felt the best way to do this was to not only address the concerns of the homeowners, but to also speak to all persons who have an interest in what happens at the park. The developer of phase 2 is Mr. Chris Keszler and he has a right to be heard from. The developer of phase 4 is Mr. Fred Baker and he has a right to be heard from. The owners of Wine and Roses are Mr. Del Smith and Mr. Russ Munson and they have a right to be heard from. The Wine Grape Commission will be occupying the new building next to the park and they have a right to be heard from.

So I began the process of contacting these individuals to hear what their concerns were. After several meetings and phone calls a pattern began to emerge, nearly all people preferred

the well to be located in an area that would minimize its impact, not only to the homeowners but to the overall beauty of the park. Also, there was a desire not to detract from the area for persons who will be visiting Lodi and the new Wine Grape Commission building and go on the proposed Wine Tour that will be beginning in the near future. In addition, concerns about access to the well were presented to me and a concern that Turner Rd. not be involved in any way with the construction process by the City of Lodi.

In order to accomplish this, it became very apparent to me that there was a site in the park where all these objectives could be met. At the east end of the park, up against the property line of Wine and Roses, and centered between Turner Rd. and the first lot on Waterford Way is the perfect location. However, in order to meet the access requirements needed by the Water/Wastewater department, consent from Wine and Roses of an easement would need to be granted. I set up a meeting with Mr. Smith and Mr. Munson to discuss this possibility. During our discussion I learned that they already have a fire lane easement with the City of Lodi next to the Wine Grape Commission building and they would be willing to grant easement rights for the purpose of accessing the well site if it is moved to this location.

This site also has an excellent expansion capability for placement of the carbon filter tanks when they are needed some day to meet the upcoming new State water regulations. Park and Rec. Department representative Mr. Steve Virey has already committed to a landscaping change at the original well location and could utilize the same style of trees at this new location that would totally hide the well and future expansion for carbon filter tanks. Wine and Roses expansion plans also include a landscaping plan that would hide the structure from their side.

This plan would require a small adjustment to the overall park plan. An extra 15 feet of room is needed to place the well at this location. It can be accomplished by straightening the sidewalk that accesses Waterford Way and moving the soccer field and softball field configuration to the west by the 15 feet needed to place the well at this location. I have included a plot plan of the park with these changes marked on it. Also marked on the plot plan is a placement change of a few trees that Mr. Smith would like to see moved to improve the line of sight to the Wine Grape Commission building.

The Bridgetowne Homeowners Association feels that this plan is best for the development, best for the developers, best for Wine and Roses, best for the Wine grape Commission and best for the Park and the City of Lodi. As with some of the options that were presented to us, there is an increase in funding needed to accomplish this proposal. I am asking if you would please have your staff prepare a cost estimate for these changes and have a transparency (for an overhead projector) of this park option drawn up prior to the City Council meeting on Wed. February 16, 2000, so the council members will be able to better visualize this proposal. It is our desire to be able to present all the pertinent information to the city council at that time so a resolution to the well site issue can be finalized and construction of the park can begin in a timely manner. We realize that the original time line will need to be adjusted due to our objection to the original proposal, but still desire to try and complete the park before the end of the year.

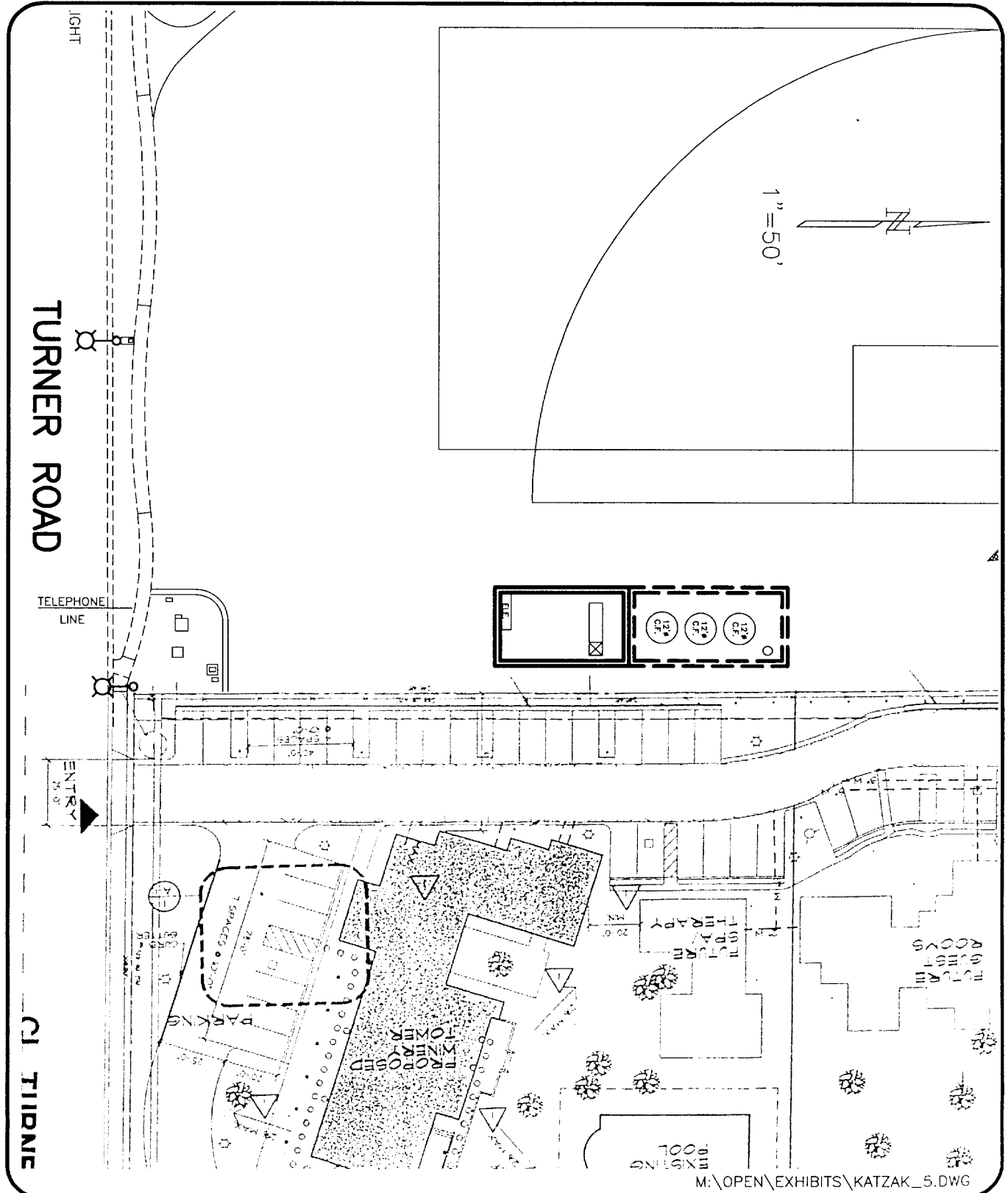
Once again, I would like to thank you and all of your staff whom I have had meetings with over the last several months. I moved to Lodi 12 years ago because I believed it to be one of the best cities in California. With city officials such as yourselves I can see that decision was the right one to make.

Sincerely,

Jeff Zarifis  
President,  
Bridgetowne Homeowners Assoc.



KATZAKIAN PARK  
WEST TURNER RD.  
SITE PLAN OPTION 5



CITY COUNCIL

STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINO

# CITY OF LODI

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February 10, 2000

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

Mr. Jeff Zarifis, President  
Bridgetowne Homeowners Assn.  
1108 Waterford Way  
Lodi, CA 95242

Property Owners Adjacent to Park Site

SUBJECT: Water Well #26 Site Location Options within Katzakian Park

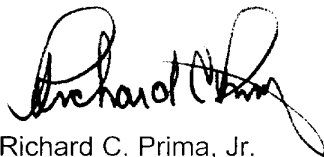
Enclosed is a copy of our staff report on Well 26 within Katzakian Park, which is on the City Council agenda of Wednesday, February 16, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. I hope you will to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

Please note that we are still working on a layout for the eastern site proposed by Mr. Zarifis.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

WINE & ROSES COUNTRY INN  
2505 W TURNER RD  
LODI CA 95242

GLYNDA SHERYL BELL TR  
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LODI CA 95242

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LODI CA 95240

KAREN E PAIGE  
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LODI CA 95242

JOHN & LENIS HAGY  
1131 INVERNESS DR  
LODI CA 95242

BALJIT SINGH & BALBIR KA GILL  
1125 INVERNESS DR  
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RONALD K & JANET F BIRCHARD  
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MARK & HOLLY CHRISTOPULOS  
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LODI CA 95240

RUSSELL & KATHRYN MUNSON  
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DAVID P & DONDREIA L GELIOS  
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CHRIS R & LA VETA KESZLER  
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KEN M FERRERO  
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WOODBIDGE CA 95258

EMANUEL & ROSALIE MAGNASCO  
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LODI CA 95242

GARY F & DIANNE A MAURER  
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LODI CA 95242

STAN & CAROLYN L HELMLE  
1122 INVERNESS DR  
LODI CA 95242

TIMOTHY A ADAM  
1119 INVERNESS DR  
LODI CA 95242

DAVID S & STEPHANIE C SHAH  
P O BOX 2718  
LODI CA 95241

LINDA M WATT  
1136 BRIDGETOWNE DR  
LODI CA 95242

FARMERS & MERCHANTS BANK  
121 W PINE ST  
LODI CA 95240

KENNETH & MARTHA LAMBERT  
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CHRISTOPHER & POLLY GARVEY  
915 EUCALYPTUS CT  
LODI CA 95242

WESTERN UNION, INTERNTL INC  
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GREG D SKEELS  
906 EUCALYPTUS CT  
LODI CA 95242

DENNIS R & HILDA G FAKES  
914 EUCALYPTUS CT  
LODI CA 95242

STANLEY N & JOANNE SOGSTI  
931 EUCALYPTUS CT  
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2735 TEJON ST  
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MARSHA K ROESLER  
916 SEQUOIA CT  
LODI CA 95242

JUAN & KELLY P VALENZUELA  
926 SEQUOIA CT  
LODI CA 95242

BRYAN T GATSCHET  
933 SEQUOIA CT  
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